

Town of



AMHERST *Massachusetts*

COMMUNITY PRESERVATION ACT COMMITTEE

COMMUNITY PRESERVATION ACT COMMITTEE (CPAC) REPORT TO ANNUAL TOWN MEETING APRIL 2009

The Community Preservation Committee is pleased to present this report to Town Meeting. We have outlined below the expenditures that we are recommending this year. We reviewed proposals submitted by the various Boards and Committees related to community housing, historical preservation, open space preservation and recreation. We were unable to recommend all of the requests that we had in the various areas, even with the additional funds which we received as the result of voters approving an additional ½% on the surcharge in November 2006, but feel confident that the recommended projects will continue to meet the objectives of the Community Preservation Act here in the Town of Amherst. Many of these projects are items that might never be accomplished with regular operating funds in the Town budget, so we all owe a debt of gratitude to the taxpayers for the importance that they have placed on community housing, open space, and preservation of historical resources.

We are recommending a total of \$653,574 in expenditures of CPA funds. The CPAC's votes on specific projects are shown in parentheses.

Rationale

In allocating the Community Preservation Act 1.5% surcharge and matching state funds the Community Preservation Act Committee (CPAC) committed to:

- a) Advancing projects currently underway
- b) Projects broadly supported across committees and Town departments, or
- c) Meeting ongoing legal obligations

Under the Community Preservation Act cities and towns are required to spend a minimum of 10% of collected funds on each of the three following categories:

- Affordable Housing creation and support
- Historic Building, Landscape & Resource acquisition and preservation
- Open Space acquisition and preservation

The remaining 70% may be directed toward any of the above three categories or for land used as Recreation Space.

For FY2010 CPAC recommends an appropriation of \$653,574.

The breakdown across categories in percentage terms is as follows:

Category	Article #	\$ request	% total ** appropriation ¹
Affordable Housing	18	47,200	7.2
Historical Preservation	18	315,375	48.3
Open Space	18,19 & 20	248,500	38.0
Recreation	22	40,999	6.3
Administration	18	1,500	0.2
Total		653,574	100

¹ Components are rounded.

² Article 22 refers to debt service as part of FY10 operating budget.

** This percentage represents total appropriations including fund balances. The 10% minimum requirement is on new revenues only, for FY10 that is estimated to be \$451,100.

PROJECT DETAILS:

DEBT SERVICE

Plum Brook and Town Hall Masonry Debt (\$83,774 total) - Debt Service is one of the functional areas that are separately voted. These two debt obligations are part of that debt service and Town Meeting votes this portion of the CPAC allocations within that functional area. The CPAC portions will show up as a financing source for a total of \$83,774.

The Plum Brook payment represents year 5 of 10 for the multi-use athletic field project. Town Hall Masonry payment represents year 2 of 10 of debt service associated with repairs to the exterior masonry of Amherst's 1889 Town Hall. These payments are obligated under previous votes of Town Meeting to authorize issuance of a bond to pay for the projects.

Plum Brook Recreation Area	\$40,999 (CAPC Vote: 6-0-1)
Town Hall Masonry	<u>\$42,775</u> (CPAC Vote: 6-0-1)
	\$83,774

FY10 PROJECTS

HOUSING

Habitat for Humanity, \$30,000 (CPAC Vote: 4-0-3) - Pioneer Valley Habitat is requesting Community Preservation Act Funds to purchase construction materials needed to build the third home at the Stanley Street Amherst site. Community Preservation Act Funds are a very important element in the funding for Habitat homes. The cost of construction for the first home at this site was \$125,000. Habitat raises the funds to build the homes as they are building. They sell the homes to the family for the cost of construction and provide a 20-30 year 0% mortgage. All mortgage payments are used by Habitat to help build more homes. An allocation to Habitat is not a onetime donation – it is a long-term investment that is continuously reinvested in meeting the housing needs of very low income families.

Housing Reserve, \$17,200 - The CPA requires that a minimum of 10% of annual revenues be spent or set aside for affordable housing. (Voted with the Habitat for Humanity project)

HISTORIC PRESERVATION

West Cemetery Ironwork, \$25,000 (CPAC Vote: 5-1-1) - One of several distinct projects described in the 1999 West Cemetery Preservation Plan, this involves preservation and restoration of the deteriorated ironwork fences around the Dickinson and Cutler family plots, and replacement of the iron door on the Town Tomb with a door more appropriate to the period of the tomb. The Historical Commission has received estimates from Amherst Welding for this work:

Dickinson Family Plot Fence - \$12,000 will pay for disassembly, transport, cleaning, powder-coating, painting, and re-installation of this iron fence.

Cutler Family Plot Fence - This badly-deteriorated iron fence around the Cutler plot has fallen and many parts are missing. \$10,000 will pay for: 1) research and design to determine extent and dimensions of a restored fence enclosure, and; 2) creation of patterns and casts from surviving posts, finials, balustrades, and top and bottom rails.

Town Tomb Door - Replacement of the 'modern' steel Town Tomb door with a more appropriate period iron door would cost approximately \$3,000—the original hinges survive and would be restored and reused. Resetting the new door would have to be done in coordination with reconstruction of the stone facing for the Tomb.

West Cemetery Town Tomb Restoration, \$30,000 (CPAC Vote: 6-1) - This project being undertaken in completion of the Preservation Plan involves the disassembly and reconstruction of the large cut stone slabs, columns, and pillars that constitute the south face of the 1855 Town Tomb, including the removal of the existing foundation

and construction of a new foundation. A representative of Dorsey Memorials in Amherst who examined the stone wall facing of the tomb indicated that the stone panels are leaning and are in danger of coming down on their own. Funds previously appropriated for an engineering study of the tomb would be employed to examine the foundation and associated engineering issues. This restoration work would need to be done in concert with the replacement of the tomb door and should be accompanied by the associated landscape restoration.

West Cemetery Historic Landscape Restoration, \$20,000 (CPAC Vote: 5-2) - This project being undertaken in completion of the Preservation Plan involves final landscape design, and purchase of plantings and other materials to restore the historical appearance of different sections of the older portions (1730-1870) of West Cemetery. These areas include the original 1730 Knoll (original burying ground), the African-American section of the cemetery, and the Town Tomb and surrounding burial area. All of these areas include numerous unmarked graves.

The Plan calls for replacing some of the current 'lawn' in these areas with representative selections of plantings which more accurately represent the historical pattern of plantings from the periods during which these areas were being actively used for burials. Plantings would include appropriate groundcover, selected meadow grasses, native wildflowers, selected trees and shrubs, and the creation of paths to allow improved passage and focus pedestrian 'through' traffic.

Alumni of Alpha Tau Gamma, the fraternity for the Stockbridge School of Agriculture, have volunteered to contribute both labor and plant materials for this project on an ongoing basis. The amount of these donations, however, is as yet unknown. Trees and shrubs, for instance, can be expensive to purchase and install.

Kimball House Historic Preservation, 575 North East Street, \$25,600 (CPAC Vote: 7-0) - The \$25,600 requested represents the third year of five years of payments to the Mass. Department of Agricultural Resources (DAR) in compensation for the release of APR property as part of a larger land swap that preserved the pre-1815 Federal brick farmhouse and its immediate surroundings. This payment is obligated under a binding agreement with the state previously authorized by Town Meeting.

Archival Material Conservation/Restoration year 4 of 5, \$20,000 (CPAC Vote: 7-0) - This is part of a multi-year program that is conserving and restoring important historic Amherst documents kept by the Town Clerk's office and the Special Collections division of the Jones Library.

Jones Library roof study/bid specs & emergency repairs, \$15,000 (CPAC Vote: 5-1-1) - The roof on the historic sections of the Jones Library is leaking. Repairing the historic slate roof of a contributing structure in a National Historic Register District is more involved than undertaking a standard roof repair. This project would study the leakage, develop bid specifications for historically-appropriate roof repairs, and pay for emergency interim spot repairs, as needed.

Jones Library Special Collections climate control (HVAC) study/bid

specifications, \$10,000 (CPAC Vote: 4-0-3) - There are ongoing problems with climate control in the three-room Special Collections section of the library. This project would appropriate \$10,000 for a study of the HVAC needs of the Special Collections section alone, for development of bid specifications for an appropriate new climate control system for that section, and possibly for interim measures to allow for improved climate control prior to installation of a new system. Amherst invested in the conservation of historic documents housed at Special Collections for four (4) years. Making sure that the climate controls that protect those documents are working properly is an obvious and necessary investment.

Civil War Tablets Restoration, Phase I, \$65,000 (CPAC Vote: 5-2) - In 1893, the Grand Army of the Republic—a Civil War veterans organization—donated to Amherst six (6) large marble tablets that displayed the names of over 300 men from Amherst and surrounding communities who had enlisted in the Union cause on Amherst's behalf. Among these were at least twenty-one (21) black soldiers—fathers and sons, brothers, uncles and nephews who enlisted together and served in the 54th Massachusetts Infantry or one of two cavalry regiments. The Civil War tablets were originally installed in Town Hall, with two tablets in the entry foyer off the Common, and the others on the walls of the landings in the northwest stair tower. During subsequent renovations of Town Hall, the tablets were relocated within the building, and then finally removed and stored. A number of attempts have been made to restore them or find them a new home.

This project would pay for the cost of the following: 1) safely crating, transporting, cleaning, and conserving all six (6) marble tablets (\$25,000), 2) structural engineering analysis of potential Town Hall display locations (\$10,000) for these large, heavy and fragile tablets, 3) for research, design, and bid specifications for the construction of appropriate structurally-sound display settings for tablet installation, including protective enclosures, lighting, and interpretive materials (\$10,000), and 4) for installation of a minimum of two of the tablets in the entry foyer (\$20,000). Funding to install the remaining four (4) tablets would be sought privately, through grants, or through FY11 CPA funding.

North Congregational Church Slate Roof Repair, \$7,000 (CPAC Vote: 7-0) - Representatives of the congregation for the 1826 Federal style North Congregational Church (meetinghouse) have requested funds to repair a section of previously fire-damaged roof, portions of which still have unpeeled logs as rafters. This building is a contributing structure in the North Amherst Center National Historic Register District. As in all cases of private use of CPA funds, an historic preservation restriction on this building and property will need to be transferred to the Town.

Historic Preservation Signs, "Writers' Walk", \$30,000 (CPAC Vote: 4-3) - These funds would be used to develop, design and install signs comprising a Writers' Walk tour of historic buildings associated with writers of national or international importance in Amherst, including but not limited to, Robert Frost, Emily Dickinson, Robert Francis, Noah Webster, Helen Hunt Jackson, Eugene Field, Howard and Lillian Garis, Ray Stannard Baker ("David Grayson"), Mary Heaton Vorse, and others. Many, but not all of these signs would be located in and around downtown Amherst. The signs would be

set in the public way, would identify each site and its historic importance, and would provide information on existing regulations and other methods for protecting the buildings and sites. Almost all of the buildings and sites are contributing structures in existing National Historic Register Districts. To reduce costs, this project would be 'bundled' with other sign projects already under development.

Historic Register District Nomination, \$10,000 (CPAC Vote: 4-2-1) - These funds would be used to expand the boundaries of the existing Dickinson NHR District in concert with the development of a local historic district there, and would pay for the development of a new NHR district related to the historic development of the Amherst Depot, and the industrial uses and adjacent residential neighborhoods that sprang up in response to the presence of the railroad. NHR districts provide properties with limited protections when state or federal funds are being used for a project, and such districts can also be protected by local regulations such as zoning or local historic districts. To reduce costs, this project would be 'bundled' with other NHR district nomination projects already under development.

Amherst Historic Resource Inventory Phase II, Historic Barns & Outbuildings, \$15,000 (CPAC Vote: 4-3) - These FY10 funds would be used to supplement existing FY08 funds previously set aside to match a Massachusetts Historical Commission Survey & Planning grant to update and complete Amherst's Historic Resource Inventory, including tying it to the Town's GIS system. These specific funds would be used solely to research and inventory Amherst's surviving historic barns and outbuildings. Once identified, resources on the Inventory can be referenced in local protective regulations.

OPEN SPACE

Open Space Surveys and appraisals, \$23,500 (CPAC Vote: 7-0) - Funding for required appraisals and surveys can often mean the difference between a land preservation project moving forward or not. Currently, the Conservation Department budget does not include funds for appraisals or any of the other due diligence costs. This funding is critical to get projects started and establish value.

Lawrence Swamp Complex

Amherst has worked for more than thirty years to protect over 600 acres of land in and around Lawrence Swamp in an effort to safeguard one of our critical drinking water sources. In the process, an extensive complex of public and private lands has been conserved in a mosaic of parcels that provide contiguous wildlife habitat for numerous animals and a working landscape for sustainable farming. Two landowners are interested in working with the Town to preserve their land in this focus area.

Johnson (South East Street), \$ 75,000 (CPAC Vote: 7-0)

Acreage: 15 ±

Conservation Method:	Conservation Restriction
Resource Values:	Wildlife habitat, watershed protection, viewshed, agriculture
Priority Level:	High
Identified on OSRP:	Yes
Appraisal Completed:	Yes
Funding Sources:	CPA, Conservation Partnership Grant and local land trusts

Olendzki (Station Road), \$150,000 (CPAC Vote: 7-0)

Acreage:	16±
Conservation Method:	Fee interest/Conservation Restriction
Resource Values:	Wildlife habitat, trails, viewshed, watershed protection
Priority Level:	High
Identified on OSRP:	Yes
Appraisal Completed:	Yes
Funding Sources:	CPA, Self-Help, land trusts

ADMINISTRATION

Fund CPC administrative expenses, \$1,500 (CPAC Vote: 7-0) - These funds will be used to pay the annual membership dues in the Community Preservation Coalition, a statewide organization that represents the interests of CPA communities.

Hills Park Project Update:

The 2008 Annual Town Meeting appropriated \$81,000 in CPA funds to purchase the two front lots of the Henry Hills mansion along Main Street for the creation of a historic landscape park. The CPAC wanted to provide Town Meeting members with an update on this project. The project proposal has not changed, and no new funds are being requested. The Mass. Department of Revenue and Town Counsel have each indicated that, given that there has been no change in the project, there is no need to re-authorize the \$81,000 in CPA funding or the \$270,000 (total) in borrowing (\$189,000 of which the state would reimburse the Town for, if the grant is successful).

It is the stated intention of the Amherst Historical Commission to apply again for a PARC (Urban Self-Help) grant under the provisions of the original appropriation approved by the 2008 Annual Town Meeting. The owners of the lots have indicated that they are willing to abide by the previously agreed-upon Historic Preservation Agreements—which were drafted, reviewed, and approved by Town Counsel.

“The Gap” - The owners of the two lots have reduced their hoped-for ‘asking’ price for these lots from \$180,000/lot to \$150,000/lot--the amount of a recent sale of the lots among family members. This reduces the gap between their ‘asking’ price and the

maximum the Town can pay (\$135,000/lot, under the June 2008 appraisal) from \$90,000 to \$30,000, assuming the appraisal remains constant. The actual purchase price the Town can pay will depend upon a new appraisal, which will be required for the new PARC grant application. It is possible—but unlikely—that the lots' value might come in higher than last year's \$135,000/lot appraisal. The recent in-family sale value is not considered "arm's-length" under state law and so cannot be used as a legitimate indication of value.

If the appraisal does come in higher, then: 1) some other, non-Town funding would need to appear for the project to succeed, or 2) the lots' owners will have to come to terms within what the Town can pay and afford. If additional funds are forthcoming or the owners agree to accept the Town's offer, then the project will proceed. If not, the project will not come about and the \$81,000 will go back into the CPA General Fund.

If the appraised price of these two lots in the currently depressed real estate market comes in the same or even lower, then, with a successful PARC grant application, the Town will have an excellent chance to meet the majority of public and private needs associated with this project, and preserve a critical aspect of Amherst's history.

Respectfully submitted:

Peter Jessop (Chair)	Housing Authority	549-1440
Mary Streeter (Clerk)	at Large	253-2441
Ellen Kosmer	at Large	253-7690
Stanley Ziomek	LSSE	549-1717
Denise Barberet	Planning Board	253-9675
Louis Greenbaum	Historical Commission	549-6478
Vincent O'Connor (V Chair)	at Large	549 0810
Briony Angus	Conservation Commission	549-4878
Vladimir Morales	at Large	256-1344

CPA FY2010 Recommended by Category for TM Report

15-Apr-09

TOWN OF AMHERST, MASSACHUSETTS COMMUNITY PRESERVATION ACT COMMITTEE FY10 FUNDING RECOMMENDATIONS - BY CATEGORY

Project	Community Housing	Historic Preservation	Open Space	Recreation	Admin	TOTAL
Administrative appropriation					1,500	
Habitat for Humanity	30,000					
Community Housing reserve	17,200					
West Cemetery ironwork (Cutler & Dickinson plot fencing, Tomb Door)		25,000				
West Cemetery Town Tomb reconstruction		30,000				
West Cemetery Landscape Improvement s (1730-1870 sections)		20,000				
575 North East street (year 3 of 5)		25,600				
Town Hall Masonry Debt (year 2 of 10)		42,775				
Archival Material Conservation/Restoration (year 4 of 5)						
Town Clerk - special collections		10,000				
Library - special collections		10,000				
Jones Library roof study/bid specs & emergency repairs (if needed)		15,000				
Jones Library Special Collections climate control (HVAC) study/bid specs		10,000				
Civil War Tablets - Phase I Conservation, Engineering & Design, Installation and Interpretation		65,000				
North Congregational Church Slate Roof Repairs		7,000				
Historic signs (Writer's Walk - Dickinson, Frost, Francis, etc.)		30,000				
Historic Register District Nomination (Dickinson District expansion & new Amherst Depot District)		10,000				
Historic Resource Inventory Phase II, Historic Barns/outbuildings		15,000				
Plum Brook Debt (year 5 of 10)				40,999		
Open Space Surveys and appraisals			23,500			
Conservation Restriction Lawrence Swamp Complex			75,000			
Johnson (So East Street)			150,000			
Olendzki (Station Road)			248,500			
Total Appropriated FY10	47,200	315,375	248,500	40,999	1,500	653,574
% of Total By Category	7.2%	48.3%	38.0%	6.3%	0.2%	100.0%

ESTIMATED AVAILABLE FUNDS - FY10

Estimated 6/30/09 Fund Balance	226,169
Local Surcharge (1.5%)	350,000
State Match for FY09 received in FY10	101,099 29%
Total Estimated Funds	677,267

Total Recommended to Town Meeting
Remaining Estimated Surplus

(653,574)
23,693

House Keeping items
continued obligations

As of April 15, 2009

ONGOING PROJECT BALANCES

	REVISED BUDGET	YEAR TO DATE EXPENDED	OPEN ENCUMBRANCES	AVAILABLE BUDGET
AFFORDABLE HOUSING				
DEFERRED LOANS FOR HOME PURCHASE IN AMHERST	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00
OLYMPIA DRIVE	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00
CONSULTANT SERVICES	\$ 4,984.55	\$ 1,272.87	\$ 3,711.68	\$ -
OLYMPIA DRIVE	\$ 42,927.50	\$ 349.80	\$ -	\$ 42,577.70
HABITAT FOR HUMANITY-AMHERST COLEGE	\$ 30,000.00	\$ 22,500.00	\$ -	\$ 7,500.00
TOTAL AFFORDABLE HOUSING	\$ 377,912.05	\$ 24,122.67	\$ 3,711.68	\$ 350,077.70
OPEN SPACE /RECREATION				
APPRAISALS & SURVEYS APR'S	\$ 20,000.00	\$ 4,898.75	\$ -	\$ 15,101.25
SIGNS FOR TOWN AND SCHOOL FIELDS	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
TOTAL OPEN SPACE /RECREATION	\$ 40,000.00	\$ 4,898.75	\$ -	\$ 35,101.25
OPEN SPACE/CONSERVATION				
APPRAISALS AND SURVEYS	\$ 28,576.25	\$ 10,376.25	\$ -	\$ 18,200.00
APR MAP 23B-30 SOUTH AMHERST <i>(Tiejen)</i>	\$ 80,000.00	\$ 80,000.00	\$ -	\$ -
KIMBALL HOUSE PAYMENT TO STATE	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -
TOTAL OPEN SPACE/CONSERVATION	\$ 158,576.25	\$ 140,376.25	\$ -	\$ 18,200.00
TOTAL OPEN SPACE	\$ 198,576.25	\$ 145,275.00	\$ -	\$ 53,301.25
HISTORIC PRESERVATION				
INTERPRETIVE PUBLICATIONS	\$ 2,911.00	\$ 2,911.00	\$ -	\$ -
INTERPRETIVE SIGNS - DICKINSON -WEST CEMETERY	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
INTERPRETIVE PUBLICATIONS - GUIDE BOOK	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -
INTERPRETIVE SIGNS - EAST VILLAGE DISTRICT	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
INTERPRETIVE PUBLICATIONS - EAST VILLAGE DISTRICT	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -
STM 10/02 HISTORIC PRESERVATION SURVEY	\$ 860.00	\$ -	\$ -	\$ 860.00
TOWN HALL MASONRY RESTORATION DESIGN	\$ 11,712.27	\$ 11,712.27	\$ -	\$ -
SURVEY, INVENTORY & DOCUMENT CONDITION AT NORH & SOUTH CEMETERIES	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
WEST CEMETERY ENTRANCE SURVEY & DESIGN	\$ 4,939.58	\$ 1,395.00	\$ -	\$ 3,544.58
HISTORICAL RESEARCH EAST VILLAGE CENTER	\$ 20,000.00	\$ -	\$ 3,365.00	\$ 16,635.00
EXPAND EAST VILLAGE NATIONAL HISTORIC DISTRICT	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
APPRAISALS AND SURVEYS	\$ 7,650.00	\$ -	\$ -	\$ 7,650.00
WEST CEMETERY TOWN TOMB ENGINEERING STUDY	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
HISTORIC REGISTER DISTRICT NOMINATIONS BAY ROAD CORRIDOR & OUTLAYING HISTORIC BUILDINGS	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00

ONGOING PROJECT BALANCES

	REVISED BUDGET	YEAR TO DATE EXPENDED	OPEN ENCUMBRANCES	AVAILABLE BUDGET
ARCHIOLOGICAL SITE SURVEY-BAY RD INTERSECTION	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00
MASS HISTORIC COMMISSION GRANT MATCH SURVEY & PLANNING	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
HISTORIC PRESERVATION RESTRICTIONS APPRAISALS & SURVEYS	\$ 10,000.00	\$ 1,200.00	\$ -	\$ 8,800.00
TOWN CLERK & JONES LIBRARY ARCHIVAL MATERIAL RESTORATION & CONSERVATION	\$ 43,319.56	\$ 16,227.65	\$ 8,029.56	\$ 19,062.35
575 NORTH EAST STREET KIMBALL HOUSE COMPENSATION AGREEMENT	\$ 51,200.00	\$ -	\$ -	\$ 51,200.00
PURCHASE HILLS LOTS	\$ 81,000.00	\$ -	\$ -	\$ 81,000.00
WEST CEMETERY LIGHTS & SIGNS	\$ 15,813.72	\$ -	\$ -	\$ 15,813.72
WEST CEMETERY RESTORATION & IMPROVEMENTS	\$ 150,000.00	\$ 79,800.00	\$ 65,200.00	\$ 5,000.00
TOWN HALL RESTORATION	\$ 100,000.00	\$ 38,307.11	\$ 21,364.00	\$ 40,328.89
TOTAL HISTORIC PRESERVATION	\$ 592,406.13	\$ 162,053.03	\$ 97,958.56	\$ 332,394.54
ADMINISTRATIVE				
ADMINISTRATIVE EXPENSE	\$ 2,099.43	\$ 782.11	\$ -	\$ 1,317.32
TOTAL ADMINISTRATIVE EXPENSE	\$ 2,099.43	\$ 782.11	\$ -	\$ 1,317.32
TOTAL COMMUNITY PRESERVATION FUND APPROPRIATIONS	\$ 1,170,993.86	\$ 332,232.81	\$ 101,670.24	\$ 737,090.81

15-Apr-09

RETURNED OR REALLOCATED FUNDS

CPA Funds Rescinded and/or Reallocated by Town Meeting Votes

10/28/2002	STM	8d	CPA-land purchase Middle Street	\$	60,000.00
4/30/2003	ATM	12	A. Rescind motion D Art 8 Middle street land purchase and use as funding source for B.	\$	(60,000.00)
4/30/2003	ATM	12	B. Simmons Property	\$	<u>60,000.00</u>
11/16/2005	STM	2	575 N. East street Historic Preservation Restriction	\$	50,000.00
1/11/2006	STM	2	A: Rescind article 2 of STM 11/16/05	\$	(50,000.00)
1/11/2006	STM	2	B: Future Acquisition of APR/ open space reserve	\$	<u>50,000.00</u>
5/14/2008	ATM	22	Kimball House Mitigation Agreement	\$	<u>50,000.00</u>

CPA Funds Returned to Fund Balance

Date			Description		Returned Apprn
10/28/2002	STM	8c	CPA-APR on 1720 So East street	\$	20,000.00
11/3/2003	STM	15	F: Study for establishing Housing Trust Fund	\$	8,000.00
11/12/2003	STM	15	I: Amherst Housing Authority - The Brook	\$	8,000.00
11/16/2005	STM	3B	West Street APR (Nanartonis Family Trust)	\$	<u>20,000.00</u>
			Returned FY2007 year end	\$	<u>56,000.00</u>
6/20/2007	ATM	27 a	CPAC funded APR Map 4B, parcel 6 & Map 5A, parcel 131	\$	10,000.00
			Returned FY2008 year end	\$	<u>10,000.00</u>
4/27/2005	ATM	10E	Interpretive Publications	\$	2,911.00
6/14/2006	ATM	33F	Interpretive publication: guidebook to the Central Business District National Historic Register	\$	7,500.00
6/18/2007	ATM	25E	Interpretive Publications - (East Village District)	\$	3,000.00
5/14/2008	ATM	21C	Tiejen APR	\$	8,000.00
5/14/2008	ATM	20C	Woman's Club Carriage House	\$	<u>8,800.00</u>
			Returned FY2009 year end	\$	<u>30,211.00</u>

**COMMUNITY PRESERVATION FUND ARTICLES AUTHORIZED
by Fiscal Year and Category**

					Affordable Housing	Historic Preservation	Open Space	Recreation	other
FY2004 Appropriations									
10/28/2002	STM	8a	HP	CPA- Historic Preservation Survey		\$ 20,000.00			
10/28/2002	STM	8a	AH	CPA-Amherst Housing Authority	\$ 130,000.00				
10/28/2002	STM	8a	OS	CPA- Open Space Property Appraisals			\$ 13,000.00		
10/28/2002	STM	8b	HP	CPA-transfer 17,577 to designated HP		\$ 17,577.00			
10/28/2002	STM	8c	OS	CPA-APR on 1720 So East street			\$ 20,000.00		
10/28/2002	STM	8d	OS	CPA-land purchase Middle Street			\$ 60,000.00		
11/13/2002	STM	8e	OS	CPA-Plum Brook Athletic Fields/Station Rd Riding Ring (Borrowing Authorization Only not included in total)				[500,000]	
Total Appropriated for FY2004					\$ 130,000.00	\$ 37,577.00	\$ 93,000.00	\$ -	\$ -
FY2005 Appropriations									
4/30/2003	ATM	12	OS	A. Rescind motion d Art 8 Middle st land purchase			\$ (60,000.00)		
4/30/2003	ATM	12	OS	B. Simmons Property			\$ 60,000.00		
11/3/2003	STM	15	HP	A: Strong House Chimney		\$ 40,000.00			
11/3/2003	STM	15	OS	C: APR 143 N. East Hess Property			\$ 97,500.00		
11/3/2003	STM	15	OS	D: APR N. East Hart/Murphy Prop			\$ 41,500.00		
11/3/2003	STM	15	OS	E: Skate Board park study			\$ 15,000.00		
11/3/2003	STM	15	AH	F: Study for establishing Housing Trust Fund	\$ 10,000.00				
11/3/2003	STM	15	AH	G: Affordable Housing Tamarack drive	\$ 40,550.00				
11/5/2003	STM	15	HP	B: West Cemetery Lights + signs		\$ 19,065.00			
11/12/2003	STM	15	AH	H: Amh Housing Auth. 693 Main st	\$ 75,000.00				
11/12/2003	STM	15	AH	I: Amh Housing Auth. The Brook	\$ 8,000.00				
11/12/2003	STM	15	ADM	J: Administrative expenses					\$ 2,000.00
4/28/2004	ATM	6	OS	Incr art 15C by 95000			\$ 95,000.00		
11/10/2004	STM	17	AH	Olympia Drive - affordable Housing Appropriated from HP Reserve FB	\$ 50,000.00	\$ (17,577.00)			
Total Appropriated for FY2005					\$ 183,550.00	\$ 41,488.00	\$ 249,000.00	\$ -	\$ 2,000.00
FY2006 Appropriations									
4/27/2005	ATM	10a	HP	West Cemetery Restoration		\$ 150,000.00			
4/27/2005	ATM	10b	HP	Archival Materials Restoration & Conservation		\$ 20,000.00			
4/27/2005	ATM	10c	HP	Town Hall Masonry Restoration Design		\$ 50,000.00			
4/27/2005	ATM	10d	HP	Dickinson Museum Landscape Design		\$ 15,000.00			
4/27/2005	ATM	10e	HP	Interpretive Publications		\$ 7,500.00			
5/2/2005	ATM	11	AH	AHA Main Street Housing Project	\$ 155,000.00				
6/20/2005	ATM	36	OS/RE	Plum Brook Athletic Fields			\$ 50,000.00		
6/23/2005	ATM	37	OS	APR - North Amherst Community Farm			\$100,800.00		
6/23/2005	ATM	30	OS/RE	Plum Brook Athletic Fields - Debt Service				\$ 46,332.00	
11/16/2005	STM	2	HP	575 N. East str Hist Pres Restriction		\$ 50,000.00			

**COMMUNITY PRESERVATION FUND ARTICLES AUTHORIZED
by Fiscal Year and Category**

					Affordable Housing	Historic Preservation	Open Space	Recreation	other
11/16/2005	STM	3B	HP	West Street APR (Nanartonis Family Trust)		\$ 20,000.00			
1/11/2006	STM	2	HP	A: Rescind article 2 of STM 11/16/05		\$ (50,000.00)			
1/11/2006	STM	2	OS	B: Future Acquisition of APR			\$ 50,000.00		
Total Appropriated FY06					\$ 155,000.00	\$ 262,500.00	\$ 200,800.00	\$ 46,332.00	\$ -

FY2007 Appropriations

6/5/2006	ATM	26	OS/RE	Plumb Brook Debt				\$ 45,000.00	
6/14/2006	ATM	32A	AH	Repairs to Keet House	\$ 6,500.00				
6/14/2006	ATM	32B	AH	Main Street Housing Project	\$ 45,000.00				
6/14/2006	ATM	32C	AH	Habitat for Humanity/Amherst College	\$ 30,000.00				
6/14/2006	ATM	33A	HP	Survey Inventory, and documentation of condition at North /South Cemeteries		\$ 10,000.00			
6/14/2006	ATM	33B	HP	Survey and design of entrance (next to Carriage shops) to historic West Cemetery		\$ 5,000.00			
6/14/2006	ATM	33C	HP	Historical research of East Village Common, their first settlement of Amherst		\$ 20,000.00			
6/14/2006	ATM	33D	HP	Collaborative project of Jones/Town Clerk preserve and restore documents		\$ 20,000.00			
6/14/2006	ATM	33E	HP	Interpretive signs: Dickinson House and West Cemetery		\$ 10,000.00			
6/14/2006	ATM	33F	HP	Interpretive publication: guidebook to the Central Business District National Historic Register District in Downtown Amherst		\$ 7,500.00			
6/14/2006	ATM	33G	HP	Research and planning to expand the East Village National Historic Register District		\$ 10,000.00			
6/14/2006	ATM	33H	HP	Funds for appraisals and surveys for potential historic restrictions or easements		\$ 10,000.00			
6/14/2006	ATM	34	OS	David & Phyllis Smith Conservation Restriction Parcel 8 map 30A			\$ 125,000.00		
6/14/2006	ATM	35	OS/RE	Sign Program for Town and School playing fields, parks and adjoining conservation areas				\$ 20,000.00	
6/19/2006	STM	1	OS	appraisals and surveys			\$ 16,000.00		
Total Appropriated for FY07					\$ 81,500.00	\$ 92,500.00	\$ 141,000.00	\$ 65,000.00	\$ -

FY2008 Appropriations

6/18/2007	ATM	24A	AH	3 Deferred payment loans	\$ 150,000.00				
6/18/2007	ATM	24B	AH	fee for management of 3 deferred loans	\$ 5,000.00				
6/18/2007	ATM	25A	HP	West Cemetery-Town Tomb Engineering Study		\$ 5,000.00			
6/18/2007	ATM	25C	HP	Historic Document Conservation Clerk/Library		\$ 10,000.00			
6/18/2007	ATM	25D	HP	575 North East Street (Kimball Farm Compensation)		\$ 25,600.00			
6/18/2007	ATM	25E	HP	Interpretive signs (East Village District)		\$ 10,000.00			
6/18/2007	ATM	25F	HP	Interpretive Publications - (East Village District)		\$ 3,000.00			

COMMUNITY PRESERVATION FUND ARTICLES AUTHORIZED
by Fiscal Year and Category

					Affordable Housing	Historic Preservation	Open Space	Recreation	other
6/18/2007	ATM	25G	HP	Historic Register District Nominations (Bay Rd corridor & Outlying Historic Buildings)		\$ 10,000.00			
6/18/2007	ATM	25H	HP	Archeological Site Surveys (Bay rd Intersection)		\$ 7,500.00			
6/18/2007	ATM	25I	HP	State Grant Match (MHC Survey & Planning)		\$ 20,000.00			
6/18/2007	ATM	25J	HP	Historic Preservation Restrictions (Appraisals & Surveys)		\$ 10,000.00			
6/18/2007	ATM	26	OS	CPAC- Open Space - Appraisals & Surveys			\$ 15,000.00		
6/20/2007	ATM	27A	OS	CPAC funded APR Map 4B, parcel 6 & Map 5A, parcel 131			\$ 90,000.00		
6/11/2007	ATM	17	OS/RE	Debt Service				\$ 43,666.00	
11/5/2007	STM	7	OS	Cushman Brook wildlife corridor			\$ 123,000.00		
11/7/2007	STM	8a	HP	a: steps and clock tower	\$	100,000.00			
11/7/2007	STM	8b	HP	b: Town Hall Repair CPAC to assume debt service for \$295,0000 Borrowing Authorization		295,000			
Total Appropriated for FY08					\$ 155,000.00	\$ 201,100.00	\$ 228,000.00	\$ 43,666.00	\$ -

FY2009 Appropriations

5/14/2008	ATM	19A	AH	Community Housing - Olympia Drive	\$ 150,000.00				
5/14/2008	ATM	19B	AH	Habitat for Humanity - Stanley Street	\$ 30,000.00				
5/14/2008	ATM	20A	HP	Woman's Club Carriage House		\$ 8,800.00			
5/14/2008	ATM	20C	HP	Archival Documents Conservation		\$ 20,000.00			
5/14/2008	ATM	20D	HP	575 North East Street Kimball Farm		\$ 25,600.00			
6/11/2008	ATM	20B	HP	Hills Mansion		\$ 81,000.00			
5/5/2008	ATM	12	HP	Debt Service/Town Hall Renovations		\$ 44,250.00			
5/5/2008	ATM	12	OS/RE	Debt Service/Plum brook				\$ 42,332.00	
5/14/2008	ATM	21B	OS/RE	appraisals and Surveys - recreation land				\$ 20,000.00	
5/14/2008	ATM	21A	OS	Appraisals and Surveys - open space			\$ 20,000.00		
5/14/2008	ATM	21C	OS	Tiejien APR			\$ 80,000.00		
5/14/2008	ATM	22	OS	Kimball House Compensation Agreement			\$ 50,000.00		
5/14/2008	ATM	23	ADM	CPAC - Administration					\$ 1,500.00
Total Appropriated for FY09					\$ 180,000.00	\$ 179,650.00	\$ 150,000.00	\$ 62,332.00	\$ 1,500.00